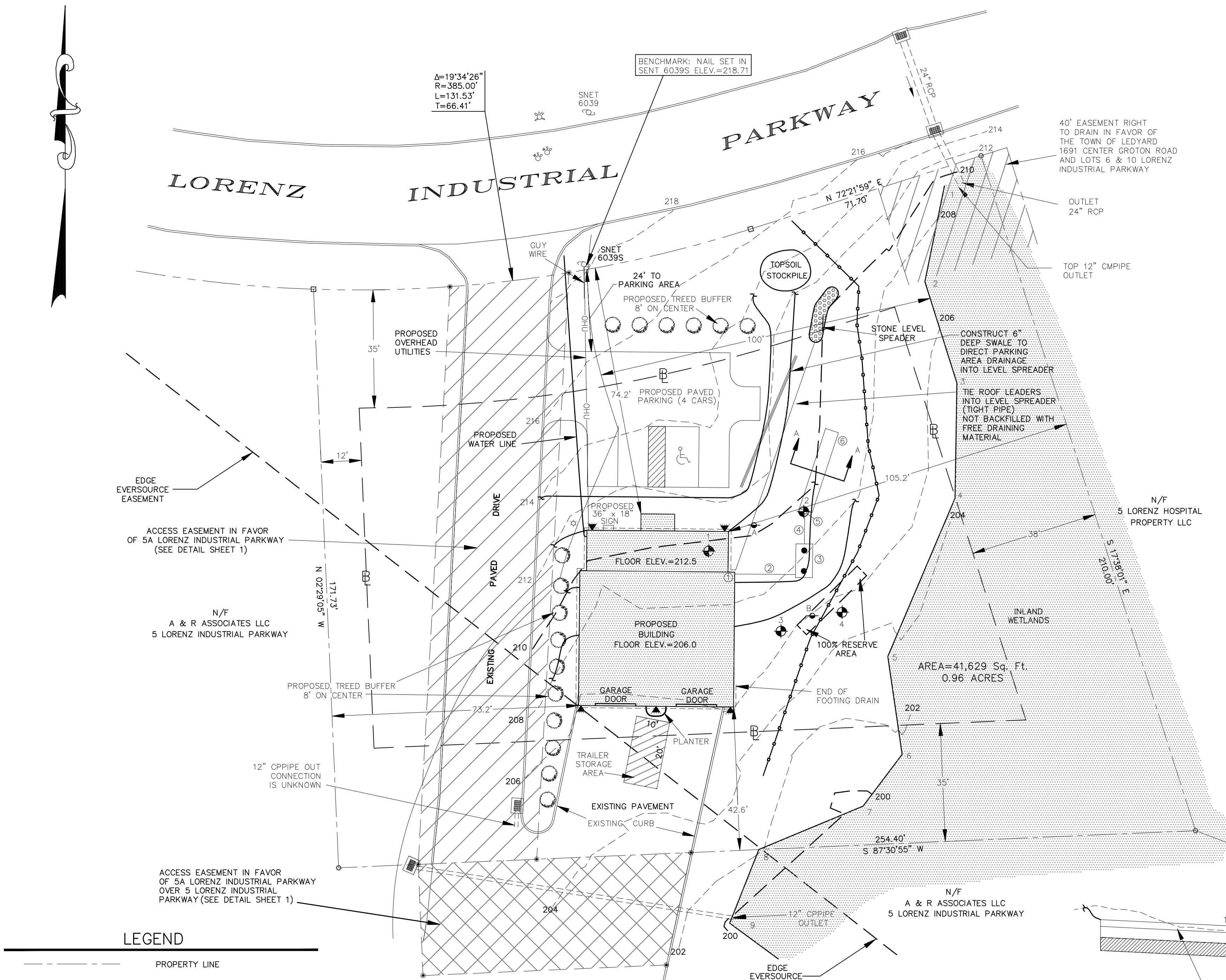




LEGEND

- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE (MINIMUM)
- PROPOSED BUILDING MOUNTED LIGHTING
- DEEP TEST PIT LOCATION
- PERCOLATION TEST LOCATION
- UTILITY POLE
- CATCH BASIN
- SILT/FENCE/HAYBALES/WOODCHIPS
- EDGE OF WETLANDS & FLAG NUMBER
- CURBING
- WATER GATE
- HYDRANT
- OHU
- PROPOSED OVERHEAD UTILITIES

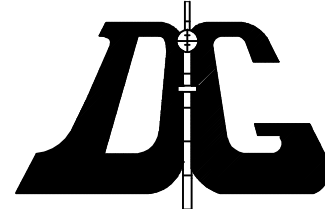
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY. THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE INDICATED BY PRINCIPAL POINTS OF COURSE INDICATED.



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APPROVED BY THE LEDYARD PLANNING & ZONING COMMISSION ON _____, WORK SHALL COMMENCE WITHIN 12 MONTHS OF THE DATE OF APPROVAL. ALL WORK SHALL BE COMPLETED WITHIN 5 YEARS OF THE DATE OF APPROVAL. BY: _____ COMMISSION CHAIRMAN OR SECRETARY. DATE: _____

REGULATED ACTIVITIES APPROVED BY THE LEDYARD IWMC ON DECEMBER 3, 2024. BY: _____ COMMISSION CHAIRMAN OR SECRETARY. DATE: _____



DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 ROUTE 12
P.O. BOX 535
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY CHERYL HAASE RS, LEDGE LIGHT HEALTH DISTRICT ON JULY 21, 2021.

TEST PIT 1
0-8" TOPSOIL
8-31" ORANGE-BROWN FINE SANDY LOAM
31-84" LIGHT BROWN MED-FINE SAND/GRAVEL (LARGE BOULDERS THROUGHOUT)

NO MOTTLING
NO GROUNDWATER
NO LEDGE

TEST PIT 3
0-16" TOPSOIL W/ LEAF DEBRIS
16-22" ORANGE FINE SANDY LOAM
22-80" TAN-GRAY SAND W/SILT (COMPACT)

MOTTLING AT 18"
GROUNDWATER 80", SEEPAGE AT 26"
NO LEDGE

PERCOLATION TESTS

PERFORMED BY DIETER & GARDNER, INC. ON AUGUST 2, 2021.

PERC A
15" DEEP

TIME	READING
10:31	0"
10:36	2 1/2"
10:41	4 1/2"
10:46	6 1/2"
10:51	7 1/2"
10:56	8 1/2"
11:01	9 1/2"
11:06	10 1/2"
11:11	11 1/8"

PERCOLATION RATE: 10.0 MIN./INCH

TEST PIT 2
0-10" TOPSOIL W/FINE ROOTS
10-30" ORANGE FINE SANDY LOAM
30-84" LIGHT BROWN MED-COARSE SAND/GRAVEL

NO MOTTLING
NO GROUNDWATER
NO LEDGE

TEST PIT 4
0-12" TOPSOIL
12-24" ORANGE FINE SANDY LOAM
24-84" LIGHT BROWN MED-COARSE SAND/GRAVEL

NO MOTTLING
NO GROUNDWATER
LEDGE AT 64"

PERC B
15" DEEP

TIME	READING
10:31	0"
10:36	4 1/2"
10:41	8 1/2"
10:46	11"
10:51	12"
10:56	13"
11:01	14"
11:06	15"

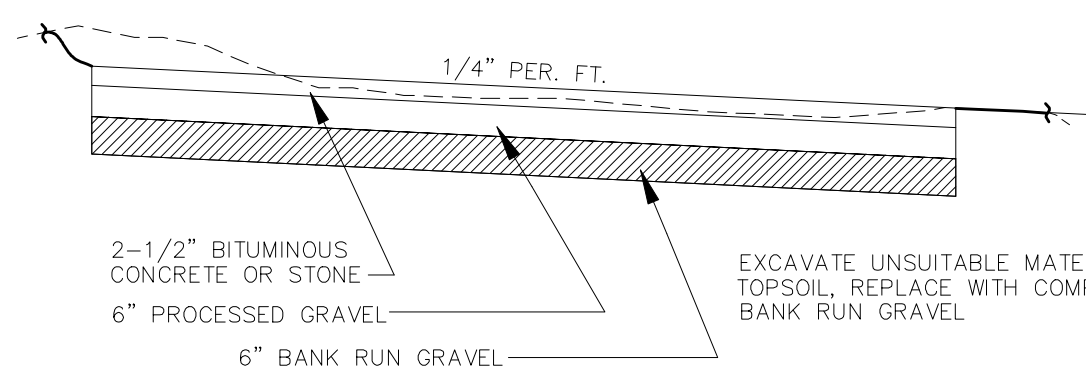
PERCOLATION RATE: 10.0 MIN./INCH

SANITARY DESIGN CRITERIA

- PROPOSED 430 Sq. Ft. OFFICE (430/ 200 Sq. Ft. GROSS AREA/PERSON) = 2.15 EMPLOYEES X 20 GPD = 43 GPD
GARAGE AREA (INDUSTRIAL BUILDING) 1840 Sq. Ft. x 0.1 GPD = 184 GPD
TOTAL = 227 GPD. (PER TABLE IV OF THE CODE)
- 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
- DESIGN PERCOLATION RATE: 10.0 MIN./IN.
- MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
APPLICATION RATE (TABLE B) 1.5 GPD PER S.F. 227 GPD/1.5=151.3 S.F. ELA
- EFFECTIVE LEACHING AREA REQUIRED PER CODE: 152 S.F.
MANTIS 536-8 LOW PRO SELECTED FOR PRIMARY SYSTEM DESIGN.
EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 6.5 S.F./L.F.
MINIMUM LENGTH OF TRENCH REQUIRED: 152 S.F./ 6.5 S.F./L.F. = 23.4'
- EFFECTIVE LEACHING AREA PROVIDED:
1 - ROW - 25' LONG MANTIS 536-8 LOW PRO 1 X 25' X 6.5 S.F./L.F. = 162.5 S.F.
- 100% RESERVE AREA REQUIRED AND PROVIDED AS 25' LONG 536-8 MANTIS LOW PRO.

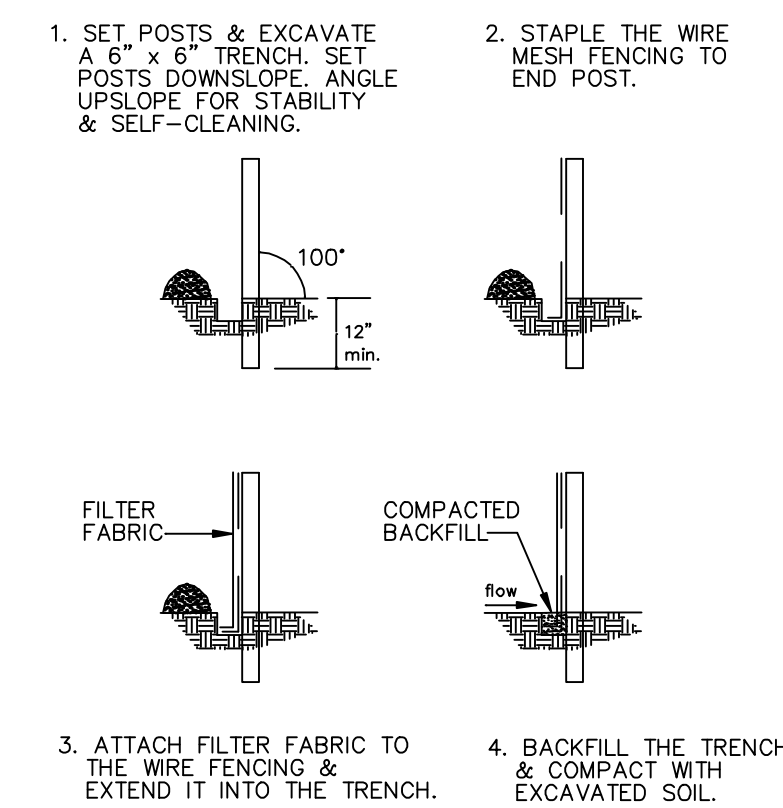
SANITARY ELEVATION DATA:

- SANITARY INVERT AT FOUNDATION: 209.00
- 18"-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
- 1000 GALLON TWO COMPARTMENT SEPTIC TANK
INVERT IN: 208.50
INVERT OUT: 208.25
- 9' - 4" DIA. SDR 35 PVC PIPE
- "D" BOX
INVERT IN: 207.70
INVERT OUT: 207.50
- 25' LONG MANTIS 536-8 LOW PRO
BOTTOM TRENCH ELEV.: 207.00
TRENCH INV.: 207.50



DRIVEWAY/PARKING AREA CROSS-SECTION

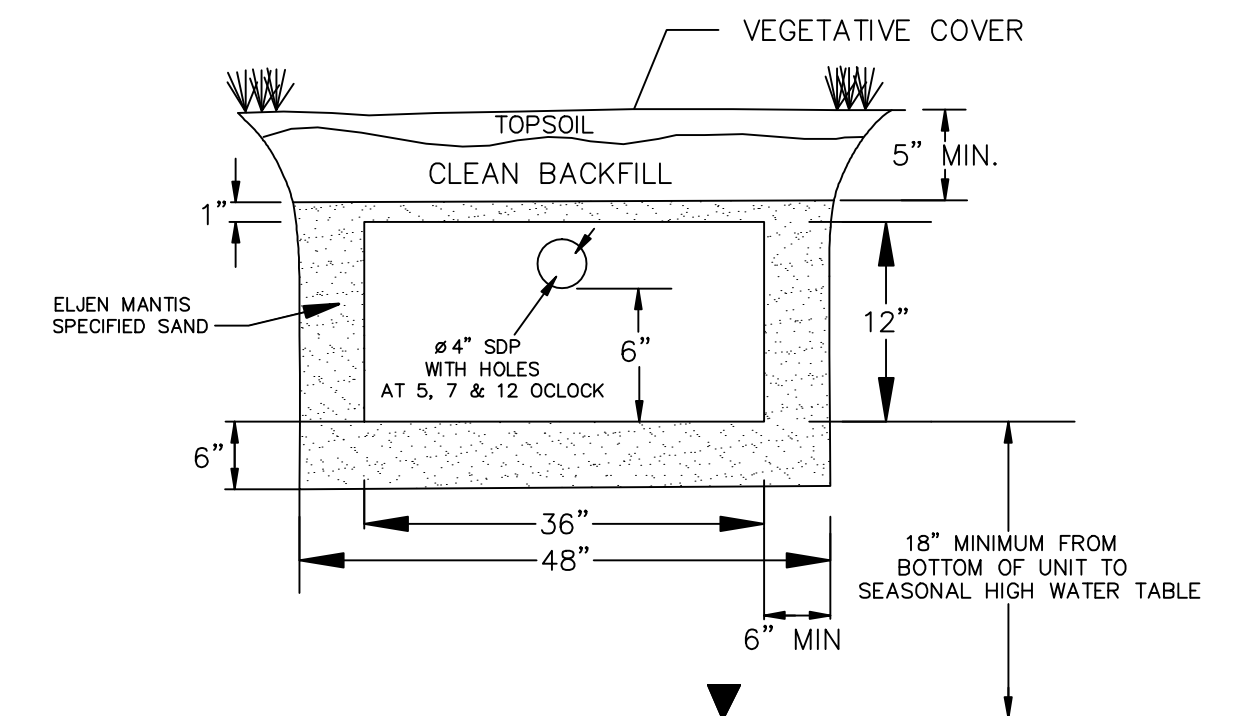
NOT TO SCALE



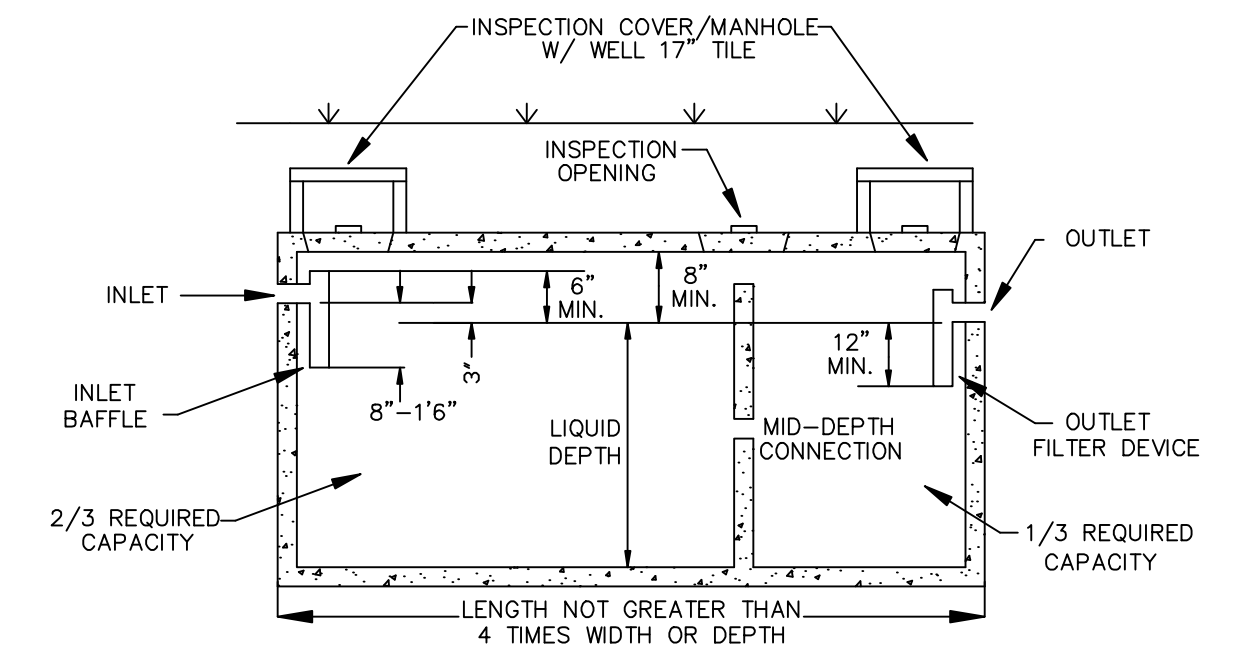
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE

MANTIS 536-8 LowPro CROSS SECTION

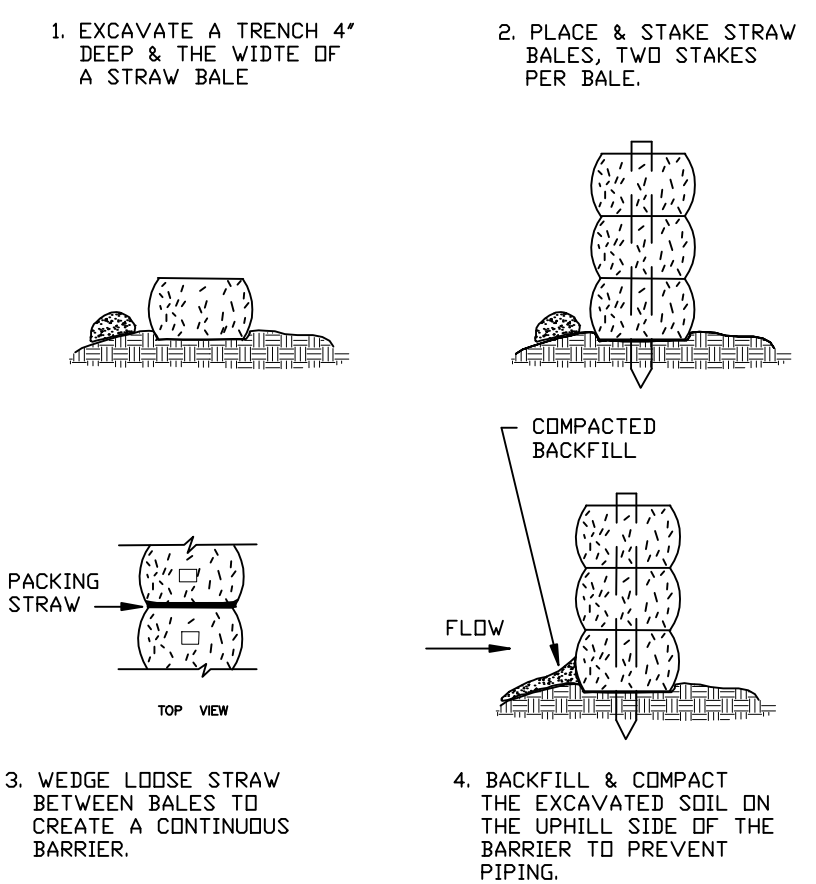


NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE
NOT TO SCALE



SEPTIC TANK DETAIL

NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE

**PLAN SHOWING
PROPOSED COMMERCIAL BUILDING
ON PROPERTY OF
A & R ASSOCIATES INC.
5A LORENZ INDUSTRIAL PARKWAY
PARCEL ID 138/1380/5A
LEDYARD, CONNECTICUT**

**SCALE: 1"=20'
OCTOBER 2024**

REVISED: DECEMBER 11, 2024
REVISED: JANUARY 2, 2025

SHEET 2 OF 2

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHIC ACCURACY T-2, TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: OCTOBER 1, 2024

